

This Instrument was Prepared by:

Send Tax Notice To: AARAV AND NIAM LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

615 1st St No
Alabaster AL 35007

File No.: MV-16-23151

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Ten Thousand Dollars and No Cents (\$610,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Greenbriar Ltd, an Alabama Partnership**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **AARAV AND NIAM LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 45A, 46, 47A and 49A, according to a RESURVEY OF LOTS 43-49, BLOCK 1, NICKERSON-SCOTT SURVEY, recorded in Map Book 16, Page 48, in the Probate Office of Shelby County, Alabama.

According to the survey of William D. Callahan, Jr., dated July 7, 2016.

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of August, 2016.

Mary F. Roensch, President
Farris Management Co. Inc.
Managing General Partner of Greenbriar. LTD

20160822000300870 1/2 \$628.00
Shelby Cnty Judge of Probate, AL
08/22/2016 08:58:58 AM FILED/CERT

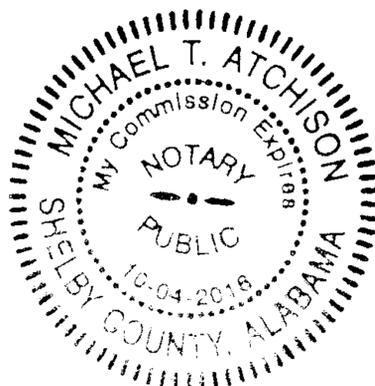
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary F. Roensch, President of Farris Management Co. Inc. Managing General Partner of Greenbriar Ltd, an Alabama Partnership, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of August, 2016.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Shelby County, AL 08/22/2016
State of Alabama
Deed Tax: \$610.00

